

Minutes of the TMAD
July 24, 2007
Talmadge Traffic Circle

Board Members Present:

George Diefenthal
Fred Lindahl
David Moty
John Royal
Debbie Sanders
Cindy Seabloom

Talmadge Residents:

Steve Maciej
Ron Anderson
Mike Fuson
Gustav Swanson
Tara Raclovin

City Staff:

Beethoven Burks
April Chesebro

Call to Order: The meeting was called to order at 6:40 p.m.

Approval of Previous Month's Minutes:

Approval of the minutes for May and June was not done due to lack of a majority voting in favor.

Non-Agenda Items:

Regarding the Traffic Circle, Beethoven reported that the fungus was gone, and that the shrubs will no longer be pruned individually. Some of the dwarf Day Lilies have been replaced with standards. The Crepe Myrtles are not performing well.

Finance:

Peter Gagnon emailed a financial report to the board.

Historic Corridor:

The El Cajon Business Improvement District is willing to be our fiduciary agent if we provide them with seed money. We are waiting for ruling from Skip (Last Name) whether assessment funds can be used in this way.

Darryl Leetham mentioned that the paint on the restored gates was fading. It is believed that the gates were painted with flat paint which was supposed to oxidize and fade with time. It was also stated that G&G was contracted to refurbish the gates not maintain them. Maintenance was not part of the contract with G&G, and there was no warranty on the work. Also, the original contract may not have met standard city guidelines for contracting. Any future contracts may need to detail expectations for long-term performance. It was discussed that future contracts may need to include a schedule of maintenance.

Fred, George, and Beethoven will work on obtaining quotes for painting and maintenance for review in September. Fred, Ron, and Mike volunteered to assist.

Newsletter:

Potential topics were discussed: Elections, Block Party, and possibly sidewalk obstructions caused by undergrounding.

Lighting:

George Diefenthal informed the board that the start of actual light pole installation will be delayed from November 2007 to January 2008. His current cost estimate is \$3,000 to \$5,000 per light pole. By October 2007 we should have our project's initial phase laid out ready to go once undergrounding is completed in the southeastern sections of Talmadge. It is estimated that approximately half of the intended 200+ plus lights will be installed during the initial phase until our accumulated capital budget is exhausted. As of right now, the city has not agreed to make a financial contribution towards the cost of installing light poles where the current city standards dictate.

George also reported on developing a Project Management Process with the city. TMAD would need to detail the scope of work to be conducted, and then a City/TMAD group could be formed to direct the project. One concern expressed was how substantial would our influence be. More concrete information was desired. TMAD was happy to have the city process the contracting paperwork, but concern was expressed over how substantial the city's fee would be for being a paperwork processor while TMAD will be actively managing the progress of the contract.

Roads and Walks:

David Moty reported on his email exchange with the city about encroachments into our sidewalks by the platforms for utility boxes needed for the undergrounding. The regulations governing utilities are set by the Public Utilities Commission, so the city has no power to affect the actions of the utilities. PUC regulations grant easements into private property and the parkways where the utilities are free to size their concrete platforms as they deem appropriate. They are also free to install guard posts to protect the utility boxes at their discretion.

Meeting adjourned: 7:53 p.m.

*July meeting
Handout
from April C.*

From: Clay Bingham
To: John W. Royal
Date: 7/23/2007 4:00:29 PM
Subject: JohnRE: FW: FW: TMAD

John

I met with Purchasing Agent Tammy Rimes this morning and the news is good. Tammy is a stickler for doing things right but she's also, as I mentioned, community oriented. So assuming that Streets Division or Transportation Operations does not have a contractor on board, the community could participate in the procurement process in the following manner.

1. Assist the City in preparing the Request For Proposal. This is the scope of work document. There's certain boilerplate, equal opportunity, drug free workplace etc that can't be changed but you can have real input into the remainder of the document.
2. Serve on the selection panel. We'll need a City purchasing staff member to report the panel's findings, one of our engineers for technical support would be helpful, but the remaining slot(s) could be for you folks. You would obviously have a big say in the selection which is just what you want.

There are two requirements that would be placed on you. Your participants must sign a confidentiality agreement. What takes place in the process must stay in the process. This is to protect the integrity of the City's purchasing process and to avoid liability.

The second requirement is that all vendor contact must come through purchasing. For example, if a prospective vendor wants to ask you or George a question, the question comes to you guys through Purchasing and goes back to **all vendors** through Purchasing. This is a fairness issue, it avoids the he said she said syndrome, and prevents protests.

So, how does it sound to you. I think its can be a win-win for the City and the community.

Clay

>>> "John W. Royal" <JRoyal@gesonline.com> 7/20/2007 10:21 AM >>>

Dear Clay: thanks you your effort. In terms of fairness we did go out to bid from three companies that made an effort to return our calls and do the job walk, and believe me we called many more outfits over a six month period. I don't know if this would meet city requirements. I guess our concern would be if the city manages the contract the city charges 10 to 15% something we save if we manage by volunteers form our committee.

Also despite an "open" bidding process all of my experience is that most contractors and consultant are divided into those that do government work and those that do not. And it always seems that the same few contractors get the work year after year, I know because I have been trying to get on the City contractor list since 1992. Most of the contractors on the list then are still there now. All the "government work" companies have the shiny trucks, band new equipment, big well appointed offices and pay the highest wages in the industry. All the "non-government" contractors are the opposite-well used equipment and offices that look like someone who works for a living works there. That money is coming from somewhere.